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MEMORANDUM

May 18, 1972

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: Robert T. Kenney, Director

SUBJECT: FAMILY RELOCATION: ALL PROJECTS
Schedules of Average Prices of Comparable Rental
and Sales Housing in Locality (Revised)

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Sm On February 10, 1972, the Authority approved two schedules for use in implementation of the Uniform Relocation Assistance and Real Property Acquisition Act of 1970 following submission to and approval by HUD.

We have since received comments from HUD which will require some changes, most of which are minor. Both schedules appear in a revised format which establishes different amounts for small, medium, and large units in each category.

The Schedule of Average Prices of Comparable Sales Housing is essentially the same as that approved by the Authority on February 10, with the price of the medium-sized unit in each case being the same as that previously approved.

The Schedule of Average Prices of Comparable Rental Housing has been revised upward, with the attached chart illustrating the differences. This was done to alleviate concern that costs of utilities were not sufficiently reflected in the earlier submission and that undue reliance upon the rental rates in Section 236 financed housing would suggest lower than actual costs within the private market.

10 The attached schedules should be sufficient for servicing a large majority of households to be displaced. Since HUD regulations require that a client be given the option of using the schedule method or bringing in comparables to calculate his benefits, anyone in unique circumstances need not be bound by the schedule. I therefore recommend its approval for submission to HUD.

An appropriate resolution follows:

RESOLVED: That the attached Schedules of Average Prices of Comparable Rental and Sales Housing in Locality, dated May 18, 1972, are hereby approved for use in implementation of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 for all urban renewal projects presently in execution.

Comparison of Proposed Schedule of Rental Rates with
Previously Approved Schedule and "Globe" Averages

<u>SIZE OF UNIT</u>	<u>Proposed Schedule (Revised)</u>	<u>Schedule Approved by Board (Feb. 10, 1972)</u>	<u>Analysis of Boston Globe Rental Survey 1/ 2/72</u>	
			<u>Average</u>	<u>Range</u>
1-Bedroom or Less				
Small (2 rooms)	\$160			
Med. (3 rooms)	170	\$155	\$153	\$100-295
Large (4 rooms)	180			
2-Bedrooms				
Small (4 rooms)	180			
Med. (5 rooms)	190	170	184	110-350
Large (6 rooms)	200			
3-Bedrooms				
Small (5 rooms)	200			
Med. (6 rooms)	210	185	190	135-400
Large (7 rooms)	220			
4-Bedrooms				
Small (6 rooms)	220			
Med. (7 rooms)	230	200	237	(225-250)
Large (8 rooms)	240			
5-Bedrooms or More				
Small (7 rooms)	240			
Med. (8 rooms)	250	215	(None Listed)	
Large (9 rooms)	260			

SCHEDULE OF AVERAGE PRICES
OF COMPARABLE RENTAL
HOUSING IN LOCALITY

Locality: Boston, Massachusetts

Agency: BOSTON REDEVELOPMENT AUTHORITY

Project No: R-24, R-55, R-56, R-77,
R-92, R-115, R-129

SIZE OF UNIT	RANGE		AVERAGE PRICE
	From	To	
1-Bedroom or less	\$100	\$295	
Small (2 rooms)			\$160
Med. (3 rooms)			170
Large (4 rooms)			180
2-Bedrooms	110	350	
Small (4 rooms)			180
Med. (5 rooms)			190
Large (6 rooms)			200
3-Bedrooms	135	400	
Small (5 rooms)			200
Med. (6 rooms)			210
Large (7 rooms)			220
4-Bedrooms	225	250	
Small (6 rooms)			220
Med. (7 rooms)			230
Large (8 rooms)			240
5-Bedrooms	*	*	
Small (7 rooms)			240
Med. (8 rooms)			250
Large (9 rooms)			260

* None Applicable

SCHEDULE OF AVERAGE PRICES OF
COMPARABLE SALES HOUSING IN
LOCALITY

Locality: Boston, Massachusetts

Agency: BOSTON REDEVELOPMENT AUTHORITY

Project No: R-24, R-55, R-56, R-77,
R-92, R-115, R-129

SIZE OF UNIT	RANGE		AVERAGE PRICE
	From	To	
2-Bedroom or Less	\$17,900	\$42,900	
Small (4 rooms)			\$26,250
Med. (5 rooms)			28,250
Large (6 rooms)			30,250
3-Bedrooms	15,000	70,000	
CO Small (5 rooms)			28,700
Med. (6 rooms)			30,700
Large (7 rooms)			32,700
4-Bedrooms	17,900	79,900	
Small (6 rooms)			31,150
Med. (7 rooms)			33,150
Large (8 rooms)			35,150
5-Bedrooms or More	16,900	69,000	
Small (7 rooms)			33,600
Med. (8 rooms)			35,600
Large (9 rooms/more)			37,600

